



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image						
Account	660004122									
Parcel ID	000000-00-0-10260-002-0034									
Cadastral ID	05-21-16-06730									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	332540									
SHEARHART, CASSANDRA										
1102 W 15TH ST CLAREMORE OK 74017-0000										
Parcel Location										
Situs	01102 W 15TH ST N									
Subdivision	MEADOW VIEW									
Lot/Block	0034 / 0002	Parcel Size	1 - Lots							
Sec/Twn/Rng	5 / 21 / 16 / 5									
Neighborhood	1183 - R-V01-SW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.32338834 -95.62207854				Building Permits						
LOT 34 BLOCK 2 MEADOW VIEW				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
H	Homestead	No	1,000		/	BUNNELL, CHAD & BRANDI	10/14/2020	126,000	YES	
A	Add-Homestead	No	1,000		/	FULKERSON, JANA MARIE	08/15/2019	70,000	17	
					2341/851	BASSETT, MALCOLM O	06/03/2013	0	9	
					1493/529	CAPPS, DONALD E &	06/30/2003	68,000	YES	
					1413/397	SORENSEN, BETTY	10/10/2002	59,000	YES	
					1065/467	RAWLINGS, ERNEST N (MRS)	05/15/1997	58,000	Yes	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2021	Land Value	38,565	38,565	11%	4,242	Assessed	15,311	1,415.20	
Year Frozen	0	Improvements	100,624	100,624		11,069	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	139,189	139,189		15,311	Total Taxable	15,311	1,415.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660004122	SHEARHART, CASSANDRA			17	140,085	0	15,409	1,424.00	
2024	2024-660004122	SHEARHART, CASSANDRA			17	141,779	0	15,596	1,441.00	
2023	2023-660004122	SHEARHART, CASSANDRA			17	147,432	0	15,332	1,404.00	
2022	2022-660004122	SHEARHART, CASSANDRA			17	135,492	0	14,603	1,352.00	
2021	2021-660004122	SHEARHART, CASSANDRA			17	126,430	0	13,907	1,228.00	
2020	2020-660004122	BUNNELL, CHAD & BRANDI			17	83,815	0	9,220	844.00	
2019	2019-660004122	BUNNELL, CHAD & BRANDI			17	81,882	2000	7,007	649.00	
2018	2018-660004122	FULKERSON, JANA MARIE			17	85,315	1000	8,385	775.00	
2017	2017-660004122	FULKERSON, JANA MARIE			17	84,652	2000	7,312	672.00	
2016	2016-660004122	FULKERSON, JANA MARIE			17	82,692	2000	7,096	666.00	
2015	2015-660004122	FULKERSON, JANA MARIE			17	80,376	0	8,841	797.00	
2014	2014-660004122	FULKERSON, JANA MARIE			17	80,961	0	8,906	826.00	
2013	2013-660004122	FULKERSON, JANA MARIE			17	78,181	0	8,600	787.00	



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.1771		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	7,713.00 x 5.00 = 38,565		
Factor Value			
Adjustments	1.0000		
Lot Value	38,565		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-11-2\IMG_000! 11/2/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,092 / 1,092
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,092
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	456 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1971 / 25

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	112,911 103.40 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	148,720 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	100,624
Lot Value	38,565
Indicated Value	139,189 127.46 Per SqFt
Agland Value	
Site Improvements	
Total Value	139,189 127.46 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.59	Total Misc Impr	+ 3,726
Roofing Adj	+ 4.41	Garage Cost	+ 10,889
Subfloor Adj	+ 0.00	Total RCN	= 159,720
Heat/Cool Adj	+ 10.30	Depreciation (37%)	- 59,096
Plumbing Adj	+ 10.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 100,624
Adj Base Cost	= 132.88	Lot Value	+ 38,565
Total Area	x 1,092	Indicated Value	= 139,189
Adjusted Cost	= 145,105	Value Per SqFt	127.46

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10582	10x4		40	21.17		847
PRCH	SLAB PORCH - COVERED	10583	138		138	20.86		2,879



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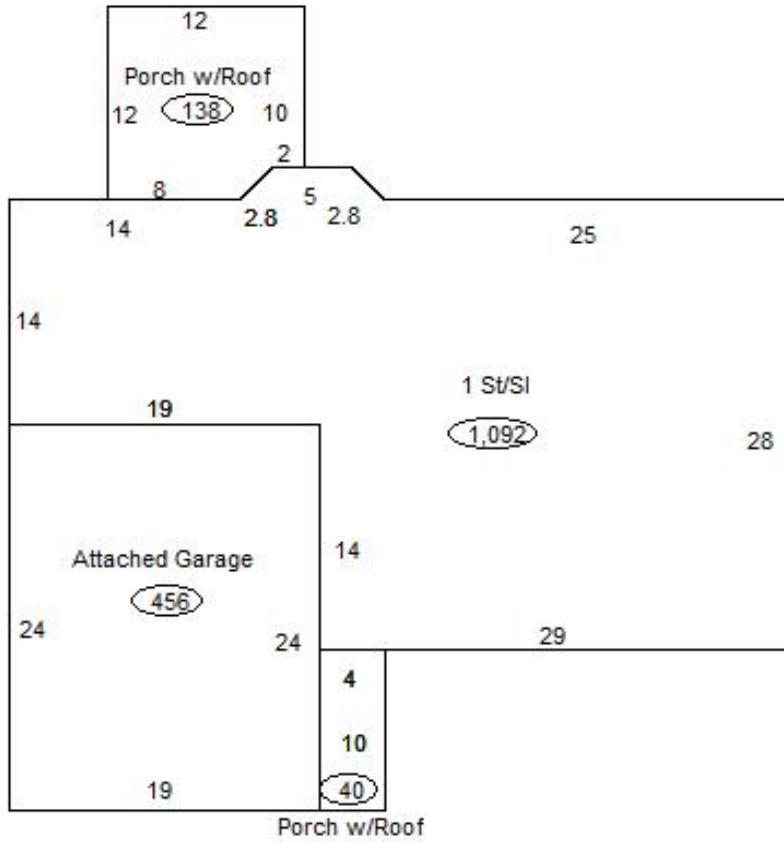
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,092	1.000	1,092
2	G	1		13	Attached Garage	456	1.000	456
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	138	1.000	138
Total Building Area						1,092		1,092